

073.0

0003

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

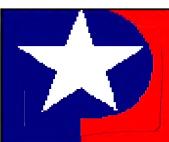
738,700 / 738,700

USE VALUE:

738,700 / 738,700

ASSESSED:

738,700 / 738,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
109		RIDGE ST, ARLINGTON

Legal Description							User Acct
							46480
							GIS Ref
							GIS Ref
							Insp Date
							10/09/18

OWNERSHIP

Unit #:

Owner 1: GRASSI ARMANDO & ANGELINA	
Owner 2: TRUSTEES/109 RIDGE ST TRUST	
Owner 3:	

Street 1: 12 LONGMEADOW RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .26 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 1236 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11346	Sq. Ft.	Site			0	70.	0.67	12									532,270						532,300	

Total AC/HA: 0.26047

Total SF/SM: 11346

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 532,270

Spl Credit

Total: 532,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch				Full Bath: 1	Rating: Average														
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average														
Foundation: 1 - Concrete				A 3QBth	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average														
Color: WHITE				A Kits:	Rating:														
View / Desir:				Frpl: 1	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1959	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct:	Fact:	.		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %	Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wal	1 - Drywall			Functional:	%	Interior:		1	7	3									
Sec Int Wall:		%		Economic:	%	Additions:													
Partition: T - Typical				Special:	%	Kitchen:													
Prim Floors: 3 - Hardwood				Override:	%	Baths:													
Sec Floors:		%		Total:	31 %	Plumbing:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY															
Subfloor:				Basic \$ / SQ: 100.00		Interior:													
Bsmnt Gar: 1				Size Adj.: 1.35000002		Additions:													
Electric: 3 - Typical				Const Adj.: 0.99989998		Kitchen:													
Insulation: 2 - Typical				Adj \$ / SQ: 134.987		Baths:													
Int vs Ext: S				Other Features: 81000		Plumbing:													
Heat Fuel: 1 - Oil				Grade Factor: 1.00		Electric:													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000		Heating:													
# Heat Sys: 1				NBHD Mod:		General:													
% Heated: 100	% AC:			LUC Factor: 1.00		Totals		1	7	3									
Solar HW: NO	Central Vac: NO			Adj Total: 297986															
% Com Wal	% Sprinkled:			Depreciation: 92376															
				Depreciated Total: 205611															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:													
Make: Model: Serial # Year: Color:																			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 073.0-0003-0001.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
10	Pool-Conc.	D	Y	1 24		A	AV	1995	42.00	T	19.2	101				800		800	
2	Frame Shed	D	Y	1 6X8		A	AV	1995	0.00	T	19.2	101							
More: N				Total Yard Items: 800				Total Special Features: 800				Total: 800				26			
IMAGE																			
AssessPro Patriot Properties, Inc.																			